

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE****1. APPLICATION DETAILS****Reference No:****Ward:** West Green

HGY/2018/0739 – Planning Permission

HGY/2018/0740 – Listed Building Consent

**Address:** Teachers Centre 336 Philip Lane N15 4AB**Proposal – Planning Permission:** *Change of Use from D1 to C3 use residential apartments with associated external and internal works to listed building.***Proposal – Listed Building Consent:** *External and internal works to listed building to facilitate its change of use from D1 to C3 residential apartments.***Applicant:** Mr Hattatoglu**Ownership:** Private**Case Officer Contact:** Neil McClellan**Site Visit Date:** 20/09/2018**Date received:** 15/02/2018**1.1** This application has been called in by members.**1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The applicant has demonstrated that the facility is no longer required in its current use and the loss of the D1 community facility (education) would not result in a shortfall of provision in the borough and that the existing facility is no longer viable for community use.
- The buildings change of use and conversion to self-contained flats will contribute towards the supply of new housing.
- The proposal will result in the sensitive and considerate renovation and refurbishment of a listed building. It will result in the long-term security and maintenance of the building and would preserve the character and appearance of the listed building in accordance with national and local plan policies.
- The proposal is considered to provide a high standard of residential accommodation with generous internal spaces, dual aspect accommodation with good daylight and sunlight to habitable rooms, adequate privacy and ample communal and public amenity space nearby.
- The proposed change of use and conversion of the building to self-contained flats is not expected to impact on the amenities of any neighbours.

- The proposal will have no significant adverse impacts on parking or highway safety.

## **2. RECOMMENDATION**

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives.
- 2.2 That the Committee resolve to GRANT listed building consent and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives.
- 2.3 That delegated authority be granted to the Head of Development Management or the Assistant Director Planning to make any alterations, additions or deletions to the recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.
- 2.4 **Conditions** (the full text of recommended conditions is contained in Appendix 1 of this report).

### **Planning Conditions for Application HGY/2018/0739**

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Cycle Parking
- 5) Refuse Storage

#### **Informatives:**

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act
- 4) Street numbering

### **Listed Building Conditions for Application HGY/2018/0740**

- 1) Development begun no later than three years from date of decision.
- 2) In accordance with approved plans.
- 3) All works should be made good to match the existing fabric of the building.
- 4) Retention and/or recording of any hidden historic features revealed during the course of works.
- 5) Heritage Management and Maintenance Plan shall be submitted in writing to and approved by the Council. The plan shall include a guidance for future occupiers, program for regular survey (ideally every five years), repairs and maintenance of the building following completion of the development.
- 6) Schedule and methodology of all repair works.
- 7) Further details of openings, partitions and doors where they may interfere with original glazed tiles and cornice or other architectural features.
- 8) Further details of:

- joinery, timber and floor repair works including removal of current floor coverings, repair of original flooring, new doors, windows, mouldings and architraves;
- details and specifications for proposed fire protection and sound insulation; and
- the colour and composition of the proposed paint.

2.5 In the event that member choose to make a decision contrary to officers' recommendation members will need to state their reasons.

## **CONTENTS**

3. PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4. CONSULTATION RESPONSE
5. LOCAL REPRESENTATIONS
6. MATERIAL PLANNING CONSIDERATIONS
7. COMMUNITY INFRASTRUCTURE LEVY
8. RECOMMENDATION
9. PLANNING CONDITIONS & INFORMATIVES

## **APPENDICES:**

- |            |   |
|------------|---|
| Appendix 1 | Consultation Responses – Internal and External Consultees |
| Appendix 2 | Plans and Images  |

## **1. PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS**

Planning Officer Delegated Report

## **Proposed development**

- 1.1 Change of Use from D1 to C3 use residential apartments with associated internal and external works to listed building.

## **Site and Surroundings**

- 1.2 This application relates to a Grade II Listed building located at the end of Philip Lane close to the junction with West Green Road. Built in 1899-1900 as the Headquarters of the Tottenham School Board it is a large square 2-storey rather ornate building finished in brick and terracotta, with ornate detailing and a hipped slated roof and tall chimney stacks.
- 1.3 The building has a frontage onto Philip Lane. It bounded to the rear and side by the playground of Downhills Primary School Harris Academy. The remaining side of the site bounds the edge of Downhills Park. In 2015 the road immediately outside the building was diverted to the South and the area adjacent was pedestrianised to link with the open green in front.
- 1.4 The building and front boundary wall are listed (Grade 2) but the site is not situated within a conservation area. The boundary of Clyde Circus Conservation Area starts just under 200 metres further down Philip Lane from the site.
- 1.5 Built as an administrative building for the Tottenham School Board in 1899. The building remained in local government use into the 21<sup>st</sup> century. As far back as 1973 it was being used as a Teacher Training Centre by Haringey. This use ceased and the building was purchased from Haringey Council by the Axis Educational Trust how opened the building as the Wisdom School in 2006 – a low cost independent school. The Wisdom School relocated to Barnet in 2014. Currently vacant the building was last used as a residential school boarding house within the C2 Use Class (residential institution). However, this was a temporary permission which expired in 2017 and the building reverted to its previous authorised use as a school within the D1 Use Class (community use). It is understood that the building has never formed part of Downhills School.

## **Relevant Planning and Enforcement history**

HGY/2018/0740	Application for Listed Building Consent for internal works associated with the proposed change of use of the building for D1 to C3. This application is pending.
PRE/2017/0098	Application for pre-application advice for the change use of the building to residential use.
HGY/2014/2633	Approval of details pursuant to Condition 5 (details of refuse recycling facilities) attached to planning permission HGY/2014/1145.

HGY/2014/2154	Approval of details pursuant to Condition 5 (pupil pick up/drop off arrangements) attached to planning permission HGY/2014/1145.
HGY/2014/1146	Listed building consent GRANTED for internal works to enable the use of the building as school boarding accommodation.
HGY/2014/1145	Planning permission GRANTED for the use of the building as school boarding accommodation for boys for a temporary period of 3 years. Included minor internal alterations to the building.
HGY/2007/0451	Listed Building REFUSED for the installation of an extraction canopy and flue.
HGY/2007/0450	Planning permission REFUSED for the installation of an extraction canopy and flue.
HGY/2005/1685	Listed Building Consent GRANTED for the internal refurbishment of Listed Victorian school building for use as a nursery, teaching and community centre.
HGY/2005/1313	Planning Permission REFUSED for the internal refurbishment of Listed Victorian school building for use as a nursery, teaching and community centre.
HGY/2005/0855	Listed Building Consent REFUSED for the internal refurbishment of Listed Victorian school building for use as a nursery, teaching and community centre.
HGY/2005/0854	Planning Permission REFUSED for the internal refurbishment of Listed Victorian school building for use as a nursery, teaching and community centre.

## 2. CONSULTATION RESPONSE

2.1 The following were consulted regarding the application:

LBH Conservation  
 LBH Transportation  
 LBH Waste (collection)  
 LBH Education  
 Historic England  
 Tottenham CAAC  
 Tottenham Civic Society  
 West green Residents Association

2.2 The following responses were received:

LBH Waste (collection): Planning Department should apply the relevant refuse & recycling storage requirements for this scheme.

LBH Conservation: The proposed scheme is acceptable from a conservation point of view. The proposed works would facilitate the conversion of the building and ensure its sustainable future.

As such, the proposal would preserve the original significance, character and appearance of the building, in line with the Council's statutory duty under Section 66 of the Planning (Listed Building and Conservation Area) Act 1990. It is also felt that, by securing the long-term use of the building, the scheme would result in significant heritage benefit in accordance with NPPF Policy. However, further repair works are required and this should be conditioned.

LBH Transportation: Support the application subject to conditions to secure the following:

Cycle parking – To be provided in accordance with London Plan standards. The 7 secure covered cycle spaces shown on submitted drawing (Ref: (20)0-401 to be installed and ready for use prior to the first occupation of the new flats.

Refuse/recycling – The bin storage area for refuse and recycling shown on shown on submitted drawing (Ref: (20)0-401 to be installed and ready for use prior to the first occupation of the new flats.

LBH Education (School Places Planning Lead): Object to the application. Site and building should be retained for possible future increased demand for educational use. Have concerns regarding the overlooking of the school and the impact this would have on the safeguarding of pupils.

### 3. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of a site notice displayed in the vicinity of the site and 32 letters sent to local residents. The number of representations received from neighbours, local groups, etc. in response to notification and publicity of the application were as follows:

No of individual responses: 57  
Objecting: 56  
Supporting: 1

5.2 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Should be retained as a school.
- Covenant requiring the building be retained for educational use.
- New flats would overlook the adjoining school compromising the safety of pupils.
- Residents of the proposed flats would be exposed to noise from the school.
- Effect on the listed building and conservation area.
- Lack of parking and servicing.
- Building would be better used as a community building, i.e. a nursery, church, youth club, etc.
- Poor quality of the proposed flats.

### 5.3 The following Councillor(s) made representations:

Cllr Sarah Williams: LBH sold the building to Axis Education Trust in 2006 on the understanding that it would continue to provide education. The Trust did not manage to run it as a school successfully and switched to a private model in 2014. This also failed.

The building was used as a teacher training centre for most of its existence. It has also been used for youth training. Prior to be sold to the Trust the building was used to host festivals which allowed the community to enjoy the fantastic internal architecture. This will no longer be the case if converted to residential use.

Shares concerns regarding the safeguarding of pupils.

Lack of Parking.

Cllr Julie Davies: Object to the application to change of use. Tottenham's Civic buildings are an important part of its heritage and the building, which fronts on to West Green Common/Windrush Rose Gardens, is a municipal presence which enhances the streetscape.

There are huge impracticalities with converting this beautiful listed building into flats. The road outside has been reconfigured since the Wisdom School bought the building and it is hard to see how residents would park their cars or store their bins without disfiguring what has become an attractive part of West Green. The council should be doing its utmost to maintain a civic presence in Tottenham and I would like to see this building returned to community use.

Cllr Ein Weston: Shares the concerns expressed by others regarding the safeguarding implications for pupils attending the adjoining school.

The application does not propose re-providing the community use elsewhere and would result in the overall loss of community and social facilities which would be contrary to planning policy.

Does not feel that the application has demonstrated that the facility is no longer required in its current use; that its loss would not result in a shortfall in the provision of that use; or that the facility is not viable in its current use and that there is no demand for a suitable alternative community use on the site.

## 6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of the development;
2. The impact of the proposed development on the character and appearance of the conservation area;
3. The impact on the amenity of adjoining occupiers;
4. Living conditions for future occupants;
5. Parking and highway safety;

### 6.1 Principle of the development

- 6.1.1 The NPPF establishes overarching principles of the planning system, including the requirement of the system to “drive and support development” through the local development plan process and supports “approving development proposals that accord with the development plan without delay”. The NPPF also expresses a “presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking.”

#### *The Development Plan*

- 6.1.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.1.3 The National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
- 6.1.4 For the purposes of S38(6) of the Planning and Compulsory Purchase Act 2004 the Local Plan comprises the Strategic Policies Development Plan Document (DPD), Development Management Policies DPD and Site Allocations DPD, alongside the London Plan (2016).
- 6.1.5 The Strategic Policies DPD sets out the long-term vision of how Haringey, and the places within it, should develop by 2026 and sets out the Council’s spatial strategy for achieving that vision. The Site Allocations development plan document (DPD) gives effect to the spatial strategy by allocating sufficient sites to accommodate the development needs. The Local Plan is informed by an evidence base, including an Urban Characterisation Study (2015) and an Infrastructure Delivery Plan Update (2013).
- 6.1.6 The London Plan is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years. The consolidated London Plan (2016) sets a number of objectives for development through various policies. The policies in the London Plan are accompanied by a suite of Supplementary Planning Guidance (SPGs) that provide further guidance.

#### *Loss of the Community Use*

- 6.1.7 The building was acquired by the applicant in 2006 and converted to a low-cost independent school aimed at providing a high-class education to national/international clientele. The school proved a success and moved to a much larger premises in Hendon. The applicants state that any money generated from the sale of the site in Philip Lane will be invested in the Hendon site. In 2014 the building was converted to a boarding house for boys under a temporary planning permission, which has now expired. The building has now been empty for over 2 years.
- 6.1.8 The building no longer has planning permission for its current use as a residential school boarding house within the C2 (residential institution) use class, the previous temporary permission for this use (Ref: HGY/2014/1145) having expired at the end of

July 2017. The buildings authorised use has therefore reverted back to its previous use as a school which falls with the D1 (community) use class.

- 6.1.9 The National Planning Policy Framework (NPPF) states that Local Planning Authorities should plan positively for the provision and use of community facilities. London Plan Policy 3.16 states that community and social infrastructure will be protected.
- 6.1.10 Policy SP16 states the Council will work to ensure, where possible, the protection of community facilities.
- 6.1.11 Policy DM49 sets out that the Council will seek to protect existing social and community facilities unless a replacement facility is provided which meets the needs of the community. Where a development proposal may result in the loss of a facility, evidence will be required to show that:
- The facility is no longer required in its current use;
  - The loss would not result in a shortfall in provision of that use; and
  - The existing facility is not viable in its current use and there is no demand for any other suitable community use on the site.
- 6.1.12 The evidence should also provide relevant accounts and marketing information demonstrating that the premises has been marketed for use as a community facility for a reasonable length of time (minimum 12 months) and that no suitable user has been/or is likely to be found.
- 6.1.13 Evidence has been submitted showing that the property has been marketed for both sale and letting since July 2015. This marketing resulted in just five enquiries none of which have progressed to a sale or let. The applicant concludes that the buildings statutory listing makes it an unattractive proposition for potential community use operators.
- 6.1.14 The loss of a community facility can further be justified in accordance with policy DM49 as the need for alternative community uses are also limited given there are more comprehensive facilities readily available locally. Established community centres such as the Bernie Grant Centre, the Marcus Garvey Library and the Tottenham Green Leisure Complex are located at the Seven Sisters end of Philip Lane and provide a wide and comprehensive range of community services.
- 6.1.15 The supporting statement submitted with the application for the temporary change of use of the building from a school to a residential boarding house under planning application HGY/2014/1145 in 2014 indicated that the loss of the educational facility would not undermine the needs of the local community or that of Haringey more generally. The school that occupied the building for a short time before its temporary change of use, served a national/international clientele rather than the local community. Its closure has therefore not had a significant impact on educational provision in the borough.
- 6.1.16 As such, the applicant has demonstrated that the facility is no longer required in its current use and the loss of the D1 community facility (education) would not result in a shortfall of provision in the borough and that the existing facility is no longer viable for community use.

### *Conversion to Residential Use*

- 6.1.17 Policy 3,3 of the London Plan recognises the pressing need for more homes in London. The Mayor has set the boroughs ambitious targets for delivering new housing.
- 6.1.18 Policy SP2 of Haringey's Strategic Policies states that the Council will aim to provide homes to meet Haringey's housing needs and to make full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target of 19,802 homes from 2011-2026. The Council has allocated sufficient sites within the Site Allocations DPD and Area Action Plans to meet both its objectively assessed housing need and the Borough's strategic housing target within the London Plan. Policy DM10 prioritises the delivery of these allocated sites, having been assessed as suitable for residential accommodation, deliverable within the plan period, and in accordance with the spatial strategy for the Borough.
- 6.1.19 However, Policy DM10 also supports new housing on other non-allocated sites they are deemed to comply with the relevant development plan policies. Such windfall sites are expected to make a valuable contribution to Haringey's housing supply over and above the sufficient allocated sites, providing a reasonable level of contingency against delivery of the Borough's strategic housing target.
- 6.1.20 Concerns raised by third parties in relation to the possible impact of introducing residential uses that overlook the adjoining school's playground and the implications of this on child safety are not considered a valid reason for rejecting the application.
- 6.1.21 The change of use of use and conversion of the building to self-contained flats is therefore considered acceptable in principle.

## **6.2 Heritage Impact**

- 6.2.1 The 1990 (LBCA) Act requires local planning authorities to "have special regard to The desirability of preserving a listed building or its setting or any features of special architectural or historic interest" (Sections 16 (2) and 66(1)), and to pay "special attention to the desirability of preserving or enhancing the character and appearance of conservation areas" (Section 72). The requirements for the protection of the historic environment are expanded upon within the new National Planning Policy Framework; which has replaced Planning Policy Statement 5 'Planning & the Historic Environment'.
- 6.2.2 The National Planning Policy Framework (NPPF) recognises heritage assets as an irreplaceable resource which should be conserved in a manner appropriate to their significance. The NPPF says that "proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably".
- 6.2.3 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Policy DM9 of the Development Management Development Plan Document (2017) states that proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

- 6.2.4 The Council's Conservation Officer has assessed the likely impact of the proposals on the significance of the listed building and provides the following advice:
- 6.2.5 This is a prominent listed building at the intersection of West Green and Philip Lane and is of great architectural importance, being statutorily listed at Grade II. The listing includes the front wall and railings.
- 6.2.6 The applicants have submitted a detailed Heritage Impact Statement and Design and Access Statement which have been reviewed as part of the assessment of this application. The Council's Principal Conservation Officer was involved in pre-application discussions with the applicant and architects. The level of information submitted is considered appropriate and satisfies the requirements of NPPF and the Council.

*Assessment of significance*

- 6.2.7 Tottenham School Board built Downhills School in 1893 to the designs of the architect Charles Bell on the site of a former house and outbuildings. In 1899, the Board built its headquarters within the grounds of the school, which is the subject of the application.
- 6.2.8 The building has a square footprint with a decorative façade in brick, terracotta and slates with tall chimney stacks. The front elevation has a projecting five-bay centrepiece with broader single-bay wings and recessed entrances to sides. The ground floor entrance has a central panelled door with top light in lavish round arched and projecting door case of terracotta with Jacobethan details.
- 6.2.9 The façade is lively and features corner oriel windows to either side and is particularly lavish in their use of terracotta decoration, with scroll mouldings and small paned casement. The top floor features a broken terracotta balustraded pediment with brick piers, heavy cornice detail and segmental pediment from which projects a clock. The apex of the roof is finished with a cupola. The front, railings on dwarf, segmental-dished walls with contrasting brick piers and stone gate-piers a part of the composition.
- 6.2.10 Internally, the building has a grand stone staircase with original wrought iron balustrades which continues up to the first floor with a central stained glass window flowing the whole building with ample day light. The entrance foyer at the ground floor level is an extremely significant space. The interiors are finished with glazed tiling up to dado height. Perhaps the most significant space is the boardroom at the floor level that features original fireplaces, panelling and decorated timber trusses. Several original features are retained within lavatories including original fixtures and fittings.
- 6.2.11 Overall, the building's significance is high and is derived from the following values as per Historic England's 'Conservation Principles, Policies and guidance':
- Historical Value: Historic associative value through its connection with accomplished architects as well a highly influential school board; illustrative of the history of West Green and Tottenham (high).
  - Aesthetic Value: High quality surviving exteriors and interiors demonstrative of materials and craftsmanship making positive contribution to local townscape (high).

- Communal Value: Important landmark and association with the educational needs of the community (high).
- Evidential Value: Purpose built building on grounds of an earlier house but unlikely to reveal any further insight on past activities (medium).

### *Assessment*

- 6.2.12 From a conservation point of view, the change of use and the alterations are likely to cause some impact and can be determined as a low degree of 'less than substantial harm'. However, as part of the works, several of the insensitive alterations, such as the later external fire escape staircase, are being proposed to be reversed. Several hidden features are also proposed to be revealed in situ. As far as possible, new partitions are being created only where required and new openings are created where there is negligible or minimum necessary harm to the historic fabric.
- 6.2.13 Where spaces are most significant, such as the first floor Board Room, the proposal includes free standing units of kitchen and other functional spaces which would have no impact on the historic fabric. As such, the proposal attempts to mitigate the 'less than substantial harm' as far as possible. Overall, the proposal is considered to result in heritage benefits that would provide a new use for the building, sustaining its future.
- 6.2.14 From a conservation point of view, it is considered that the proposed works would facilitate the conversion of the building and ensure its sustainable future. As such, the proposal would preserve the original significance, character and appearance of the building, in line with the Council's statutory duty under Section 66 of the Planning (Listed Building and Conservation Area) Act 1990. It is also felt that, by securing the long-term use of the building, the scheme would result in significant heritage benefit in accordance with NPPF Policy 134.
- 6.2.15 The proposal is considered acceptable from conservation point of view, subject to the following conditions requested by the Council's Conservation Officer:
1. All works should be made good to match the existing fabric in colour, material and texture. If works cause any un-intentional harm to the existing fabric, this should be repaired or replicated to match existing.
  2. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.
  3. Prior to the sale of any of the properties within the converted building, a detailed Management Plan for the future occupants should be submitted to the Council giving clear guidance on the care of the historic fabric within individual flats.
  4. Prior to the use or sale of any part of the building, a Heritage Management and Maintenance Plan shall be submitted in writing to and approved by the Council. The plan shall include a guidance for future occupiers, program for regular survey (ideally every five years), repairs and maintenance of the building following completion of the development.
  5. Prior to the commencement of the works, a detailed comprehensive schedule and methodology of all repair works, internal and external should be submitted to the Council for further approval. This should include repair to the fabric such as the external balustrade on the front elevation at eaves level.

6. Prior to the commencement of the works, notwithstanding the approved drawings, further details of openings, partitions and doors should be submitted where they may interfere with original glazed tiles and cornice or other architectural features. These should be submitted to the Council for further approval and in circumstances where there may cause unacceptable loss or harm to features, should be reconsidered or redesigned.
7. Prior to the commencement of the relevant works, the following should be submitted to the Council for further consideration:
  - a. details on joinery, timber and floor repair works including removal of current floor coverings, repair of original flooring, new doors, windows, mouldings and architraves;
  - b. details and specifications for proposed fire protection and sound insulation; and
  - c. the colour and composition of the proposed paint.

6.2.16 The proposal will result in the sensitive and considerate renovation and refurbishment of a listed building. It will result in the long-term security and maintenance of the building and would preserve the character and appearance of the listed building in accordance with national and local plan policies.

### **6.3 Impact on the amenity of adjoining occupiers**

6.3.1 The London Plan (2016) Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development.... NOISE ETC. and address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

6.3.2 The property has no immediate residential neighbours. The nearest neighbouring residential property is over 40 metres away from the building on the opposite side of Spur Road to the site. The proposed change of use and conversion of the building to self-contained flats is therefore not expected to impact on the amenities of any neighbours.

### **6.4 Living conditions for future occupants**

6.4.1 Six one and two-bedroom self-contained residential units are proposed. A more varied mix of unit sizes is possible and has been considered however within the context of the listed building and a requirement for minimal intervention, the proposed mix and unit sizes have been deemed the most appropriate.

6.4.2 Table 3.3 of the London Plan prescribes the minimum space standards for new housing, which is taken directly from the London Housing Design Guide Space Standards. Haringey's Development Management policy DM12 also require high quality development to meet the standards of the Mayor's Housing SPG. The proposal

should meet all of the requirements of the London Housing SPG so that all rooms meet the minimum floor space criteria and have adequate natural light and outlook.

- 6.4.3 The table below shows that the current proposals in terms of internal space are well above the requirement of the London Plan floor space standard in all of the proposed units.

Unit No.	Bedrooms/People	Gross Internal Area (GIA) m <sup>2</sup>	London Plan min GIA	% of London Plan Standard
1	1B 2P	66	50	132
2	1B 2P	96	50	192
3	2B 4P	93	70	133
4	2B 4P	87	70	124
5	1B 2P	90	50	180
6	1B 2P	75	50	150

#### *External Amenity Space*

- 6.4.4 The inclusion of private amenity space is not feasible without undesirable balcony additions to the original listed building and is therefore not considered appropriate in this case.
- 6.4.5 The Majors housing SPG section 2.3.32 supports (in exceptional circumstances) where site constraints make it impossible to provide open space to all dwellings a proportion of dwellings may instead be provided with additional internal area equivalent to the area of the private space requirement of 5sqm ( for 1-2 persons units and an additional 1 sqm for every additional person ) The internal spaces provided for all the units are well above the standard prescribed by the London plan and SPG.
- 6.4.6 Surrounding the existing building is 63 sqm of existing communal external amenity space at ground floor level. In addition, the location of the building means occupants would have immediate access to Downhills Park via the Philip Lane Gate which is adjacent to the application site. The 12-hectare park provides basketball, football and tennis facilities as well as a café.
- 6.4.7 The proposal is considered to provide a high standard of residential accommodation with generous internal spaces, dual aspect accommodation with good daylight and sunlight to habitable rooms, adequate privacy and ample communal and public amenity space nearby.

### **6.5 Parking, highway safety and servicing.**

- 6.5.1 Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.
- 6.5.2 DM Policy (2017) DM32 'Parking' states that the Council will support proposals for new development with limited or no on-site parking where there are alternative and accessible means of transport available, public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index, a Controlled Parking Zone (CPZ) exists or will be provided prior to the occupation of the development parking is

provided for disabled people; and parking is designated for occupiers of developments specified as car capped.

- 6.5.3 The Council's Transportation Team has been consulted and advises that having considered the results of the parking surveys, parking stress is unlikely to be increased to unacceptable level, therefore this proposal with no car parking is considered acceptable and recommended for approval. A condition regarding cycle parking has been added as requested.
- 6.5.4 A bin storage area for refuse and recycling is shown on the submitted drawings. This area is considered sufficient to meet the needs of prospective occupiers. Notwithstanding this further detail of an enclosure for the bins and access arrangements should be secured by condition.
- 6.5.5 The proposal is therefore considered acceptable in terms of parking, highway safety and servicing.

## **6.6 Conclusions**

- 6.6.1 The applicant has demonstrated that the facility is no longer required in its current use and the loss of the D1 community facility (education) would not result in a shortfall of provision in the borough and that the existing facility is no longer viable for community use.
- 6.6.2 The buildings change of use and conversion to self-contained flats will contribute towards the supply of new housing.
- 6.6.3 The proposal will result in the sensitive and considerate renovation and refurbishment of a listed building. It will result in the long-term security and maintenance of the building and would preserve the character and appearance of the listed building in accordance with national and local plan policies.
- 6.6.4 The proposal is considered to provide a high standard of residential accommodation with generous internal spaces, dual aspect accommodation with good daylight and sunlight to habitable rooms, adequate privacy and ample communal and public amenity space nearby.
- 6.6.5 The proposed change of use and conversion of the building to self-contained flats is not expected to impact on the amenities of any neighbours.
- 6.6.6 The proposal will have no significant adverse impacts on parking or highway safety.
- 6.6.7 All other relevant policies and considerations, including equalities or have been taken into account. Planning permission should be granted/refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

## **7. CIL APPLICABLE**

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

## **8. RECOMMENDATION**

- 8.1 GRANT PLANNING PERMISSION subject to conditions set out below.

8.2 GRANT LISTED BUILDING CONSENT subject to conditions set out below.

## 9. CONDITIONS & INFORMATIVES

### Planning Conditions for Application HGY/2018/0739

#### 1. COMPLIANCE Three Year Expiry (LBH Development Management)

The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

#### 2. COMPLIANCE Development in Accordance with Approved Drawings and Documents (LBH Development Management)

The approved plans comprise drawing nos: (20)0-101; (20)0-201; (20)0-401; (20)1-201; (20)1-401; (25)M-201; (25)M-202; (25)M-401; (25)M-402; (25)M-403; (25)M-404; (70)M-401; (70)M-402; Site Location Plan; Heritage Impact Statement; Design, Access & Planning Statement; Transport Statement; Lifetime Homes Statement.

The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

#### 3. PRE-COM Materials Samples (LBH Development Management)

Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

#### 4. COMPLIANCE Cycle Parking (LBH Transportation)

The proposed 7 secure and covered cycle parking facilities as set out on plan number (20)0-401 shall be provided prior to the occupation of the use hereby permitted and such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2016 and Policy SP7 of the Haringey Local Plan 2017.

5. PRE-COM Refuse & Recycling Storage (LBH Development Management)

No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities and their management has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy 5.17 of the London Plan 2016.

### **Informatives**

1. **INFORMATIVE: Land Ownership.**

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

2. **INFORMATIVE: Party Wall Act.**

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

3. **INFORMATIVE: Hours of Construction Work.**

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

4. **INFORMATIVE: Street Numbering.**

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

### **Listed Building Conditions for Application HGY/2018/0740**

1. COMPLIANCE Three Year Expiry (LBH Development Management)

The works hereby permitted shall be begun not later than 3 years from the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. COMPLIANCE Development in Accordance with Approved Drawings and Documents (LBH Development Management)

The approved plans comprise drawing nos: (20)0-101; (20)0-201; (20)0-401; (20)1-201; (20)1-401; (25)M-201; (25)M-202; (25)M-401; (25)M-402; (25)M-403; (25)M-404; (70)M-401; (70)M-402; Site Location Plan; Heritage Impact Statement; Design, Access & Planning Statement; Transport Statement; Lifetime Homes Statement.

The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

### 3. COMPLIANCE Materials (LBH Conservation)

All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

### 4. PRE-COM Retention and Recording (LBH Conservation)

Prior to the commencement of any works on the building, a scheme for the retention and/or recording of any hidden historic features revealed during the course of works shall be submitted to and approved in writing by the Local Planning Authority. The development shall be progressed in accordance with the approved scheme.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

### 5. PRE-OCC Heritage Management and Maintenance Plan (LBH Conservation)

Prior to the first occupation of the flats hereby approved, a Heritage Management and Maintenance Plan shall be submitted in writing to and approved by the Council. The plan shall include a guidance for future occupiers, program for regular survey (ideally every five years), repairs and maintenance of the building following completion of the development.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

### 6. PRE-COM Schedule and Methodology of Repair Works (LBH Conservation)

Prior to the commencement of any works on the building, a schedule and methodology of all repair works shall be submitted to and approved in writing by the Local Planning Authority. The development shall be progressed in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

#### 7. PRE-COM Further Details (LBH Conservation)

Prior to the commencement of any works on the building, further details of openings, partitions and doors where they may interfere with original glazed tiles and cornice or other architectural features of the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be progressed in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

#### 8. PRE-COM Further Details (LBH Conservation)

Prior to the commencement of any works on the building, further details of:

- joinery, timber and floor repair works including removal of current floor coverings, repair of original flooring, new doors, windows, mouldings and architraves;
- details and specifications for proposed fire protection and sound insulation; and
- the colour and composition of the proposed paint;

shall be submitted to and approved in writing by the Local Planning Authority. The development shall be progressed in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.



APPENDIX 1 – INTERNAL AND EXTERNAL CONSULTEES

CONSULTEE	COMMENT	OFFICER RESPONSE
<p>LBH Conservation</p>	<p><b>CONSERVATION COMMENTS</b></p> <p><b>Application Ref:</b> HGY/2018/0739 and 0740 (PP and LBC)  <b>Location:</b> Teachers Centre, 336 Philip Lane, Tottenham  <b>Proposal:</b> Change of Use from D1 to C3 use residential apartments with associated internal works to listed building.  <b>Officer:</b> Gareth Prosser</p> <p><b>Background</b></p> <p>This is a prominent listed building at the intersection of West Green and Philip Lane and is of great architectural importance, being statutorily listed at grade II. The listing includes the front wall and railings.</p> <p>The applicants have submitted a detailed Heritage Impact Statement and Design and Access Statement which I have reviewed as part of the assessment of this application along with the other drawings and specifications. I have also been involved in pre-application discussions with the applicant and architects. I consider the level of information submitted is appropriate and satisfies the requirements of NPPF and this Council.</p> <p><b>Assessment of significance</b></p> <p>Tottenham School Board built Downhills School in 1893 to the designs of the architect Charles Bell on the site of a former house and outbuildings. In 1899, the Board built its headquarters within the grounds of the school, which is the subject of the application. The accompanying heritage statement confirms that following an architectural competition, Thomas E. Murray and Briggs &amp; Wolstenholme were hired to design the current building.</p> <p>The building was taken over by Wisdom School in 2006 to address the under-achievement within the local community. In 2014 the building was converted to a boarding house for boys under a temporary</p>	<p>Comments Noted. Issues are addressed in Section 6 of the report.</p>

planning permission, which has now expired. The building has been empty for nearly a year now.

The building has a square footprint with a decorative façade in brick, terracotta and slates with tall chimney stacks. The front elevation has a projecting five-bay centrepiece with broader single-bay wings and recessed entrances to sides. The ground floor entrance has a central panelled door with top light in lavish round arched and projecting door case of terracotta with Jacobethan details.

The façade is lively and features corner oriel windows to either side and is particularly lavish in their use of terracotta decoration, with scroll mouldings and small paned casement. The top floor features a broken terracotta balustraded pediment with brick piers, heavy cornice detail and segmental pediment from which projects a clock. The apex of the roof is finished with a cupola. The front, railings on dwarf, segmental-dished walls with contrasting brick piers and stone gate-piers a part of the composition.

Internally, the building has a grand stone staircase with original wrought iron balustrades which continues up to the first floor with a central stained-glass window flowing the whole building with ample day light. The entrance foyer at the ground floor level is an extremely significant space. The interiors are finished with glazed tiling up to dado height. Perhaps the most significant space is the boardroom at the floor level that features original fireplaces, panelling and decorated timber trusses. Several original features are retained within lavatories including original fixtures and fittings.

Overall, the building's significance is high and is derived from the following values as per Historic England's 'Conservation Principles, Policies and guidance':

- Historical Value: Historic associative value through its connection with accomplished architects as well a highly influential school board; illustrative of the history of West Green and Tottenham (high).
- Aesthetic Value: High quality surviving exteriors and interiors demonstrative of materials and craftsmanship making positive contribution to local townscape (high).
- Communal Value: Important landmark and association with the educational needs of the community (high).
- Evidential Value: Purpose built building on grounds of an earlier house but unlikely to reveal any further insight on past activities (medium).

**Comments:**

The scheme proposes conversion of the building to flats. Whether this is appropriate in use class and policy terms is a matter to be assessed by the appropriate officers. From a conservation point of view, the change of use and the alterations are likely to cause some impact and can be determined as a low degree of 'less than substantial harm'. However, as part of the works, several of the insensitive alterations, such as the later external fire escape staircase, are being proposed to be reversed. Several hidden features are also proposed to be revealed in situ. As far as possible, new partitions are being created only where required and new openings are created where there is negligible or minimum necessary harm to the historic fabric. Where spaces are most significant, such as the first floor Board Room, the proposal includes free standing units of kitchen and other functional spaces which would have no impact on the historic fabric. As such, the proposal attempts to mitigate the 'less than substantial harm' as far as possible. Overall, the proposal is considered to result in heritage benefits that would provide a new use for the building, sustaining its future.

However, the change of use should be used as an opportunity to repair fabric where it has been damaged such as the repair of the balustrade of the eaves level to the front elevation, which is partially broken. Additionally, where new partitions or door entrances interfere with features such as glazed tiles and cornice details, these should be repositioned or re-designed to ensure that the original features are retained.

From a conservation point of view, it is considered that the proposed works would facilitate the conversion of the building and ensure its sustainable future. As such, the proposal would preserve the original significance, character and appearance of the building, in line with the Council's statutory duty under Section 66 of the Planning (Listed Building and Conservation Area) Act 1990. It is also felt that, by securing the long-term use of the building, the scheme would result in significant heritage benefit in accordance with NPPF Policy 134. However, further repair works are required and this should be conditioned.

**Conclusion:** Acceptable from a conservation point of view.

**Conditions:** If minded to approve, the following further conditions should be attached:

1. All works should be made good to match the existing fabric in colour, material and texture. If works cause any un-intentional harm to the existing fabric, this should be repaired or replicated to match existing.

2. Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.
3. Prior to the sale of any of the properties within the converted building, a detailed Management Plan for the future occupants should be submitted to the Council giving clear guidance on the care of the historic fabric within individual flats.
4. Prior to the use or sale of any part of the building, a Heritage Management and Maintenance Plan shall be submitted in writing to and approved by the Council. The plan shall include a guidance for future occupiers, program for regular survey (ideally every five years), repairs and maintenance of the building following completion of the development.
5. Prior to the commencement of the works, a detailed comprehensive schedule and methodology of all repair works, internal and external should be submitted to the Council for further approval. This should include repair to the fabric such as the external balustrade on the front elevation at eaves level.
6. Prior to the commencement of the works, notwithstanding the approved drawings, further details of openings, partitions and doors should be submitted where they may interfere with original glazed tiles and cornice or other architectural features. These should be submitted to the Council for further approval and in circumstances where there may cause unacceptable loss or harm to features, should be reconsidered or redesigned.
7. Prior to the commencement of the relevant works, the following should be submitted to the Council for further consideration:
  - a. details on joinery, timber and floor repair works including removal of current floor coverings, repair of original flooring, new doors, windows, mouldings and architraves;
  - b. details and specifications for proposed fire protection and sound insulation; and
  - c. the colour and composition of the proposed paint.

**Nairita Chakraborty**  
**Principal Conservation Officer**  
**5th April 2018**

LBH Waste Management	<p><b>From:</b> Planning Support <b>Subject:</b> FW: Internal Consultation - App ref HGY/2018/0739 <b>Attachments:</b> E_13041444.DOC</p> <p>From: Lester Martin Sent: 27 March 2018 13:40 Subject: FW: Internal Consultation - App ref HGY/2018/0739</p> <p>Good Afternoon</p> <p>This application would be covered by the planning department to calculate requirements.</p> <p>I now only cover the more complex developments.</p> <p>Regards</p> <p>Martin Lester Client &amp; Contract Manager - Waste &amp; Transport</p> <p>Haringey Council 1st Floor, River Park House, 225 High Road N22 8HQ T. 020 8489 5183 E. martin.lester@haringey.gov.uk</p>	Comments Noted. Issues are addressed in Section 6 of the report.
----------------------	--	--

LBH  
Transportation

**From:** Begolli Nora  
**Sent:** 11 April 2018 11:41  
**To:** Prosser Gareth  
**Subject:** RE: HGY/2018/0739 - Teachers Centre 336 Philip Lane N15 4AB

Our ref: HGY/2018/0739  
Site location: Teachers Centre, 336 Philip Lane, London, N15 4AB  
Proposal: Change of Use from D1 to C3 use residential apartments with associated internal works to listed building.

-----  
Submitted dwg and doc: 10641 (20)0-101; 10641 (20)0 -201; 10641 (20)0 -401; 10641 (20)1-201; 10641 (20)1 -401; 10641 (25)M -401; 10641 (25)M -402; 10641 (25)M -403; 10641 (25)M -404; 10641 (70)M -401; 10641 (70)M -402; Design, Access, and Planning Statement, Transport Statement, Heritage Statement / Impact Assessment and Lifetime Homes Assessment.  
-----

This proposal is for change of use from D1 (Non-residential institutions) to C3 (residential), consisting of 4 one bed and 2 two bed. There are no proposed changes, to/from the public highway.

There is no off-street car parking which facilitates the existing use.

The Public Transport Accessibility Level (PTAL) at this address is 2, derived using TfL's WebCAT (base year 2011) with several bus routes included in the PTAL calculations. Bus routes nearby are: 67;41;230;341;W4. D&A includes a map which shows both Turnpike Lane and Seven Sisters underground stations to be 15 minute walking distance away from the site, those were not included in the PTAL calculation, because the distance is further away than the set parameters allow.

The following policies of Development Management DPD (Jan 2016), of the London Borough of Haringey, were considered when assessing this proposal:

Policy DM 2- Accessible and Safe Environments of the development Management DPD  
Policy DM 31- Sustainable Transport, encourages improving links, to enable road users to use sustainable modes of transport.  
Policy DM 32-Parking, of Development Management DPD indicates that proposals with limited or no parking would be acceptable, if PTL is at least 4 and the site is within the CPZ.  
Including, Policy 6.13 of the London Plan, which sets out car parking standards and strategic direction to facilitate new developments with appropriate levels of parking.

The proposal includes no off-street car parking. The submitted Transport Statement concludes that there are parking spaces available in the vicinity, following parking surveys.

Having considered the results of the parking surveys, parking stress is unlikely to be increased to unacceptable level, therefore this proposal with no car parking is considered acceptable.

Cycle parking- London plan includes cycle parking standards (Table 6.3) for residential development, with provision of: 1 cycle parking space for studios and 1 bed units; 2 cycle parking spaces for larger units.  
Cycle parking to be provided in accordance with the London Plan standards. 7 secure covered cycle spaces have been provided in accordance with the London Plan standards, and shown on the proposed drawing with ref: (20)0-401.

- Please include a Condition: Cycle parking- must be in place prior to occupation, and retained thereafter.

Comments  
Noted. Issues  
are addressed  
in Section 6 of  
the report.

	<p><u>Refuse/recycling</u>- Bin storage area for refuse and recycling, is shown on the submitted drawing with ref: (20)0-401. The area is consider closer than 10m, nevertheless the collection point to be agreed with the service provider.</p> <p><b>Recommendations</b> On behalf of Highways Authority, I recommend this proposal for approval.</p>	
--	--	--

<p><b>LBH Education (School Places Planning Lead)</b></p>	<p><b>From:</b> Planning Support  <b>Subject:</b> FW: Internal Consultation - App ref HGY/2018/0739 Teachers Centre 336 Philip Lane N15 4AB</p> <p>From: Shasha Nick  Sent: 11 May 2018 12:38  To: Prosser Gareth  Subject: RE: Internal Consultation - App ref HGY/2018/0739 Teachers Centre 336 Philip Lane N15 4AB  -----</p> <p>Dear Gareth</p> <p>Thank you for forwarding on your latest planning application (App ref HGY/2018/0739 Teachers Centre 336 Philip Lane N15 4AB)</p> <p>I OBJECT to the planning application for the following reasons:</p> <ul style="list-style-type: none"> <li>• From a school place planning perspective a critical issue for both primary and secondary place planning is the flexibility to cope with fluctuating school roll numbers. In recent years this volatility has increased and any ceding of schools estate is likely to undermine our dynamic response to providing school places as and precisely when they are needed; this is underpinned by a need to address rising SEN demand from within our Haringey population and the resultant sensibility of looking at all buildings with a current education use to see if and how they might contribute towards this demand looking forward.</li> <li>• We share the potential safeguarding concerns that other respondents have stated in this planning application given the proximity of the building to Harris Primary Academy Philip Lane.</li> <li>• We also share the concerns of local residents that any change in planning designation would result in the broader loss of a potential community resource</li> <li>• The building is of genuine historic and architectural significance to the local ward and we are concerned that development of this building could be unsympathetic to this and be detrimental to the community as a whole.</li> </ul> <p>Many Thanks</p> <p>Nick</p> <p>Nick Shasha  Schools Places Planning Lead</p> <p>Haringey Council  Alexandra House  10 Station Road  London N22 7TY</p>	<p>Comments  Noted. Issues  are addressed  in Section 6 of  the report.</p>
<p><b>Comments</b></p>		<p><b>Comments</b></p>

<b>from Cllr Sarah Williams West Green Ward</b>	<p><b>From:</b> Planning Support <b>Subject:</b> FW: HGY/2018/0740</p> <p><b>From:</b> Cllr Williams Sarah <b>Sent:</b> 16 May 2018 10:22 <b>To:</b> Prosser Gareth <b>Subject:</b> HGY/2018/0740</p> <p>Dear Gareth</p> <p>I'm writing to you to object to the change of use planning application for the Teachers Centre in Philip lane. Built in 1877 for educational use, the Grade 2 listed building sits overlooking Windrush Gardens and directly abuts Harris Primary Philip Lane' playground. The building has been in use as an education facility both for teachers and student: for nearly 150 years. Haringey needs flexibility in its education facilities (changing pupil numbers etc.) and this building can assist in that. A change of use to residential is an irreversible decision; this historic facility will be lost permanently.</p> <p>Kind regards Cllr Sarah Williams</p>	Noted. Issues are addressed in Section 6 of the report.
---	---	---

**From:** Cllr Williams Sarah  
**Sent:** 04 July 2018 13:56  
**Subject:** HGY/2018/0739

Hi Gareth

In response to Don Orike' comments on application 0739, change of use, Former Teacher's Centre.

**Ownership**

Although now owned by Axis Education Trust, LBH sold the building in 2006 on the understanding that it would benefit local children with the education it provided. The Trust did not manage to run the school successfully, so in 2014 changed to a private school model. This was also unsuccessful. The Trust's lack of educational success is not a reason for change of use.

**History**

The building was initially used by Tottenham school board, the modern equivalent of this is governing bodies. Governing bodies run schools, they are essential to education and it is simply untrue to suggest otherwise. The building is known as 'Former Teacher's Centre', because it was used as a teacher training centre for most of its existence, it has also been used for Youth training.

**Change of Use**

It is true that the Trust did not allow public access which is a huge shame, because festivals, such as Winter festival (turning on the lights) on West Green Common (Windrush Gardens), were always hosted from within the Former Teacher's Centre, these events gave the community opportunities to enjoy the fantastic internal architecture. If change of use consent is granted, the public will NEVER have access to the Former Teacher's Centre.

**Heritage Impact**

Although the proposed plans, if implemented, do not destroy listed assets, members of the public, the COMMUNITY will not get to benefit from them as they will NEVER have access.

**Safeguarding of Pupils at the Adjoining School**

With educational use, the adults in the Former Teacher's Centre will be education professionals, with appropriate safeguarding checks in place. With change of use to residential anyone could live in the building, the school will have no guarantee as to their suitability.

**Transport/refuse**

There is not extra capacity for parking in adjacent streets.

Cllr Sarah Williams  
West Green Ward

<p><b>Comments from Cllr Julie Davies St Ann's Ward</b></p>	<p><b>From:</b> Planning Support  <b>Subject:</b> FW: Teachers' Centre/Wisdom School - Phillip Lane HGY/2018/0739 &amp; HGY/2018/0740</p> <p><b>From:</b> Cllr Davies Julie  <b>Sent:</b> 16 May 2018 17:18  <b>Subject:</b> Teachers' Centre/Wisdom School - Phillip Lane</p> <p>Dear Gareth,</p> <p>HGY/2018/0740</p> <p>I am writing to object to the application to change of use application for the Teachers' Centre which is on the edge of St Ann's ward and close to my home. Tottenham's Civic buildings are an important part of its heritage and the building, which fronts on to West Green Common/Windrush Rose Gardens, is a municipal presence which enhances the streetscape.</p> <p>There are huge impracticalities with converting this beautiful listed building into flats. The road outside has been reconfigured since the Wisdom School bought the building and it is hard to see how residents would park their cars or store their bins without disfiguring what has become an attractive part of West Green. The council should be doing its utmost to maintain a civic presence in Tottenham and I would like to see this building returned to community use.</p> <p>Best wishes,</p> <p>Julie</p> <p><b>Cllr Julie Davies St Ann's Ward</b></p>	<p>Comments Noted. Issues are addressed in Section 6 of the report.</p>
---	--	---

**Comments from Cllr Elin Weston Hornsey Ward Cabinet Member for Children & Families**

**From:** Planning Support  
**Subject:** FW: Planning application HGY/2018/0740

**Importance:** High

**From:** Cllr Weston Elin  
**Sent:** 24 May 2018 17:45  
**Subject:** Planning application HGY/2018/0740  
**Importance:** High

Dear Gareth,

I am writing to object to planning application HGY/2018/0740 which seeks a change of use for the site from D1 educational use to C3 residential use.

I am concerned about this, firstly, on safeguarding grounds. The site in question is immediately adjacent to the grounds of Harris Primary Academy Philip Lane – it is imperative that the safety of the children attending the school is not compromised. I would ask that consideration is given as to whether permitting a change of use which would lead to residential development overlooking the school grounds would support this aim.

Secondly, I do not believe that this application is consistent with the Council's planning policy, specifically policy DM 49: Managing the provision and quality of community infrastructure.

DM 49 (A) states: "The Council will seek to protect existing social and community facilities unless a replacement facility is provided which meets the needs of the community."

As far as I am aware, this application does not provide for a replacement facility which could be used for educational use. If this D1 classification is lost, it will be impossible to reverse that decision, leading to an overall loss of social and community facilities which would not be consistent with planning policy.

DM 49 (B) states: "Where a development proposal may result in the loss of a facility, evidence will be required to show that:

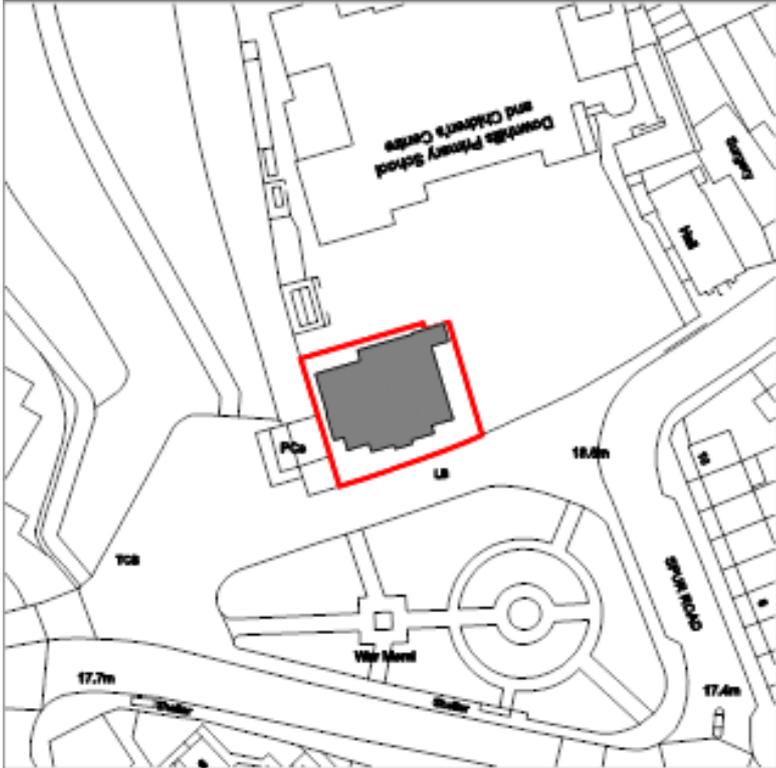
- A: The facility is no longer required in its current use;
- B: The loss would not result in a shortfall in provision of that use; and
- C: The existing facility is not viable in its current use and there is no demand for any other suitable community use on the site."

The current application cannot demonstrate that these conditions are satisfied. The educational needs of the borough change over time, and it is vitally important that sites that are available for educational use remain available for that purpose to enable the Council to meet the needs of children and young people in the borough and to support the provision of education. The loss of this site for educational use would result in a reduction of provision for that purpose, and would reduce the ability of the authority to respond to fluctuating educational needs whether viewed from the perspective of school place planning, for example, or from the range of different educational provision that may be required to support our young people. There is nothing to suggest that the existing facility is not viable in its current use.

Comments Noted. Issues are addressed in Section 6 of the report.



APPENDIX 2 – PLANS 7 IMAGES



Site Location Plan



Proposed Ground Floor Plan



**Proposed First Floor Plan**



**Proposed Front Elevation**



*View looking north-west towards the south elevation of the former Education Offices.*



*View looking north-east towards the south elevation.*



*Detail of the boundary wall and railings – included within the listing.*



*View of the east elevation. The fire escape stairs and ramp are modern intrusive interventions.*

## **Exterior Photographs**



View looking north towards the stained-glass window over the main staircase



View looking west in the east corridor within Room FD1.



View on the half landing of the original main staircase



View looking west from Room FD1. The glazed tile dado and ornate door surrounds are continued at first floor level.



View looking north-west in the main conference hall (Room FD4)



Detail of the original fireplace in the conference hall (Room FD4)

## Interior Photographs